



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 7/1/05

Project No.: 575 - PA - 04

Coordinator: Kira Wauwie

Case No.: 8 - GP - 2005

Project Name: Parcels M & O at Troon North

Project Location: 28000 N. Alma School Parkway, Scottsdale, AZ 85262

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-0 (H.D./H.C.)

Proposed Zoning: R-4 (H.D./H.C.)

Number of Buildings: _____

Parcel Size: Approx. 9.5 acres/619,560 s.f.

Gross Floor Area/Total Units: 27 units

Comm. FAR: .20(M).25(O)
Floor Area Ratio/Density: Res.-2.84 d.u./ac. prop.

Parking Required: Comm.-350

Parking Provided: _____

Setbacks: N - 25' S - 50' E - 35' W - 50'

Description of Request:

The applicant requests a rezoning of approximately 9.5 acres of Commercial Office (C-0) property within the Troon North master-plan to a residential zoning that better fits within the surrounding community. The proposed zoning is R-4 (H.D./H.C.). This request is part of a General Plan Amendment (8-GP-2005) currently under review by the City of Scottsdale.

The current C-0 zoning would duplicate office projects currently constructed or planned within a one mile radius of these parcels.

The Troon North master-plan emphasizes residential development, and these two parcels lend themselves to residential rezoning since they are surrounded on three sides by residential subdivisions. These adjacent communities are also zoned R-4, and Parcels M & O's residential development requests seek to duplicate their zoning. Planned lots will be buffered from the existing homes by tracts of open space and existing drainage easements. Ingress and egress to this new subdivision will come from an existing driveway on Alma School Parkway.

17-ZN-2005

7-6-05

Planning and Development Services Department

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